

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
Hurricane Strauss Inc.		Westville Chelsea	
STREET ADDRESS		CROSS STREETS	ZIP CODE
88 7 th Ave.		W 15 th St - W 16 th St.	10011
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Yaniv Cohen	ATTORNEY/ REPRESENTATIVE	NAME: Michael Kelly
	PHONE: 646 342-8885		PHONE: 914 632-6036
	EMAIL: Admin@westvilleNYC.com		EMAIL: KELLYMLK136@Gmail.com
MANAGER	NAME: Yaniv Cohen	LANDLORD	NAME: Chelsmore Apartments LLC
	PHONE: 646 342-8885		PHONE: 646 432-9206
	EMAIL: Admin@westvilleNYC.com		EMAIL:
APPLICATION TYPE (<input type="checkbox"/> Liquor License <input type="checkbox"/> Unenclosed Sidewalk Cafe)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?		<input checked="" type="radio"/> YES <input type="radio"/> NO (see list)
	What is/was the name and address of establishment?		WESTVILLE CHELSEA 246 W 18 ST.
	What were the dates applicant was involved with this former premise?		2009 - Present
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?		<input type="radio"/> YES <input type="radio"/> NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization - Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?		YES	<input checked="" type="radio"/> NO AFTER MEETING WITH THE BOARD
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.		<input checked="" type="radio"/> YES	<input type="radio"/> NO
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.		YES	<input checked="" type="radio"/> NO
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="radio"/> YES	<input type="radio"/> NO

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS* <i>(Indoor Only)</i>	Operation	AM PM 10 - 11	AM PM 10 - 11	AM PM 10 - 11	AM PM 10 - 11	AM PM 10 - 11	AM PM 10 - 11	AM PM 10 - 11
	Kitchen	AM PM 10 - 10:30	AM PM 10 - 10:30	AM PM 10 - 10:30	AM PM 10 - 10:30	AM PM 10 - 10:30	AM PM 10 - 10:30	AM PM 10 - 10:30
	Music	AM PM 10 - 11	AM AM 10 - 11	AM PM 10 - 11	AM PM 10 - 11	AM PM 10 - 11	AM PM 10 - 11	AM PM 10 - 11
If you plan to have music, what type(s)? (Circle all that apply)		BACKGROUND		LIVE MUSIC	DJ	JUKE BOX	KARAOKE	

OCCUPANCY

	Capacity (Certificate of Occupancy)	Maximum # of Persons Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
INSIDE	74	70	22	46	0	1	12
OUTSIDE <i>(Other than sidewalk café)</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ	N/A	N/A	N/A	N/A			

How many floors are there? What is the capacity for each floor?	2 BSMR + 1ST FLOOR 74	
How frequently will the owner(s) be at the establishment?	Daily	
Will there be dancing?	YES	<input checked="" type="radio"/> NO
Will applicant have bottle or table service for beverage alcohol?	YES	<input checked="" type="radio"/> NO
Will applicant be hosting private; promotional or corporate events?	YES	<input checked="" type="radio"/> NO
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="radio"/> NO
Will applicant have a security plan? If, yes please attach.	YES	<input checked="" type="radio"/> NO
Will security plan be implemented?	YES	<input checked="" type="radio"/> NO
Will State certified security personnel be used?	YES	<input checked="" type="radio"/> NO
Will New York Nightlife Association and NYPD Best Practices be followed?	YES	<input checked="" type="radio"/> NO
Does applicant agree to notify MCB4 prior to making changes to its method of operation?	<input checked="" type="radio"/> YES	NO
Will applicant be using delivery bicycles? If yes, how many?	<input checked="" type="radio"/> YES	NO TBD
Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?	<input checked="" type="radio"/> YES	NO
Where will delivery bicycles be stored during the day when not in use?	There are SEVERAL BIKE RACKS ON THE BLOCK.	

LOCATION & ZONING		
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="radio"/> NO
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	NO
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/> NO
Are your plans filed with DOB?	YES	<input checked="" type="radio"/> NO

Community Notification/Relations		
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	<i>See ATTACHED EMAILS</i>
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.		
Who was your contact person at each group you met with?		
When did applicant post the notice that was provided?		
Where did applicant post the notice that was provided?		
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	<input checked="" type="radio"/> YES	NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	<input checked="" type="radio"/> YES	NO

BUILDING DESIGN

State the name and type of business previously located in the space.	CHENGDU HOUSE - RESTAURANT		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	SZECHUAN ISLE
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="radio"/> NO	
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have any of the following: (circle all that apply)	<input checked="" type="radio"/> FRENCH DOORS	<input type="radio"/> GARAGE DOORS	<input type="radio"/> WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input checked="" type="radio"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES	<input checked="" type="radio"/> NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	EXISTING		
When was the air conditioner installed?			

*** OPEN RESTUARANTS PROGRAM ONLY**

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo or open dining in the parking lane? If yes, which one(s)?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	OPEN RESTAURANT SEATING IN PARKING LANE
Are the floorplans for the outdoor space(s) included?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s) or on the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input type="radio"/> YES	<input type="radio"/> NO	N/A Open Restaurant Dining Only
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If open dining in the parking lane, will applicant agree to leave the sidewalk free of any furniture?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If open dining, will you comply with all NYC DOT guidelines?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If open dining, will the installation be year-round?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

DCA APPROVED UNENCLOSED SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO		
Will applicant be applying for a sidewalk café now or in the future?	YES	<input checked="" type="radio"/> NO		
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	<input checked="" type="radio"/> NO		
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	N/A	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO		
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO		
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk café?	YES	NO		
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO		
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO		
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO		
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO		
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO		
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO		
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	YES	NO		
Will applicant use umbrellas?	YES	NO		
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closest obstruction including construction barricades?	YES	NO		
If open dining is in the parking lane, will applicant agree to remove its sidewalk café?	YES	NO		

ADDITIONAL STIPULATIONS: (Office Use Only)

- This application does not extend to any permanent outdoor space

To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

ADDITIONAL STIPULATIONS: (Office Use Only), *Continued*

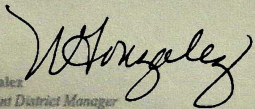
To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

Manhattan Community Board 4 (MCB4) recommends:
(MCB4's recommendation is based on a vote taken at its
October 6, 2021 full board meeting, with 43 members voting in favor
of the recommendation, 0 members opposed, 0 members
abstaining and 0 present but not eligible)

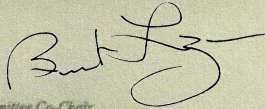
Denial unless all stipulations agreed to by applicant/owner are part of the method of
operation

Denial Approval

CB4 REPRESENTATIVES


Nelly Gonzalez
CB4 Assistant District Manager


Frank Holozubiec
CB4 BLP Committee Co-Chair


Burt Lazarin
CB4 BLP Committee Co-Chair

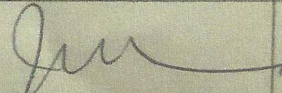
APPLICANT AGREEMENT WITH THE COMMUNITY

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

SIGN HERE →

Jay Stravos

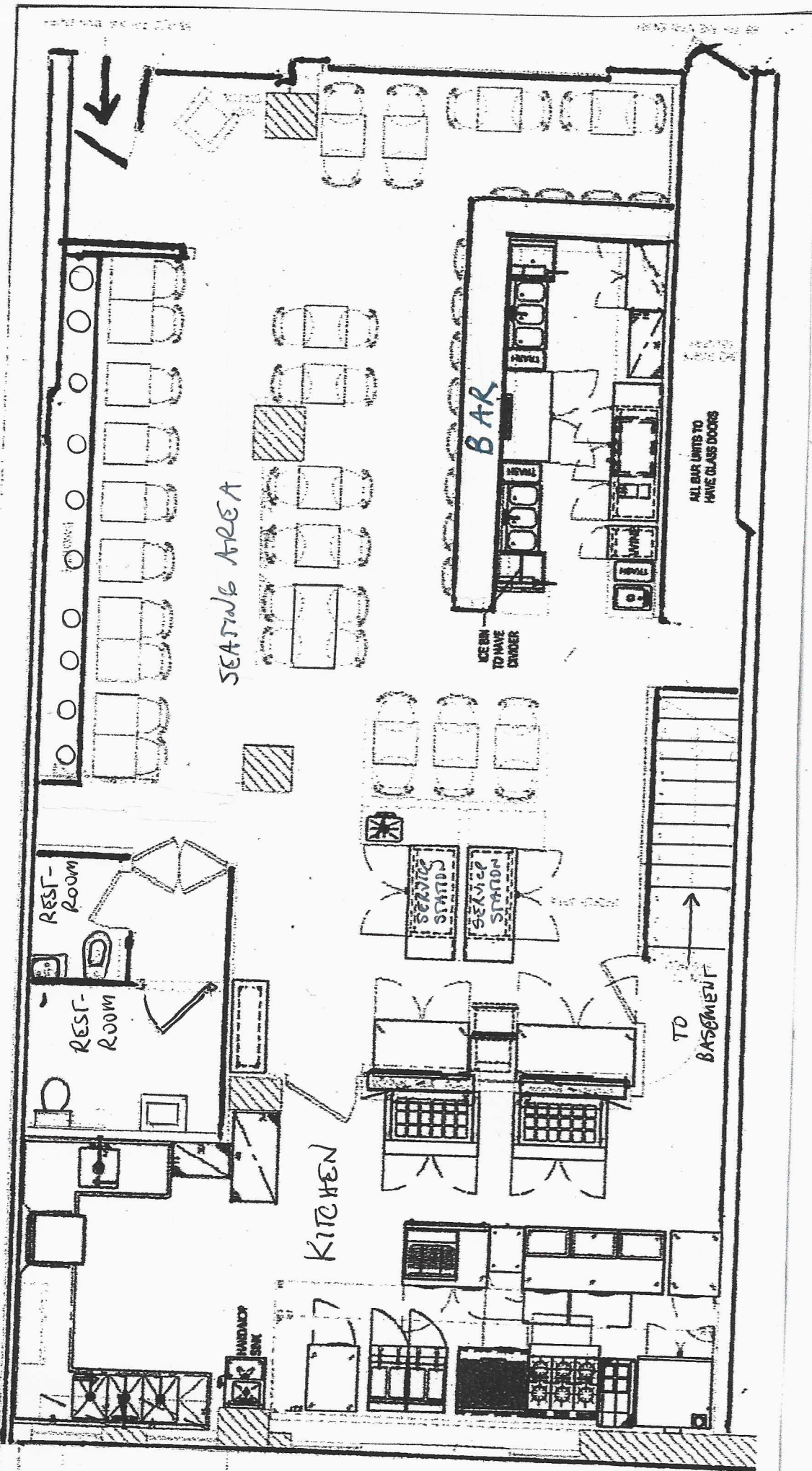
PRINT NAME OF APPLICANT



SIGNATURE OF APPLICANT

7/20/21

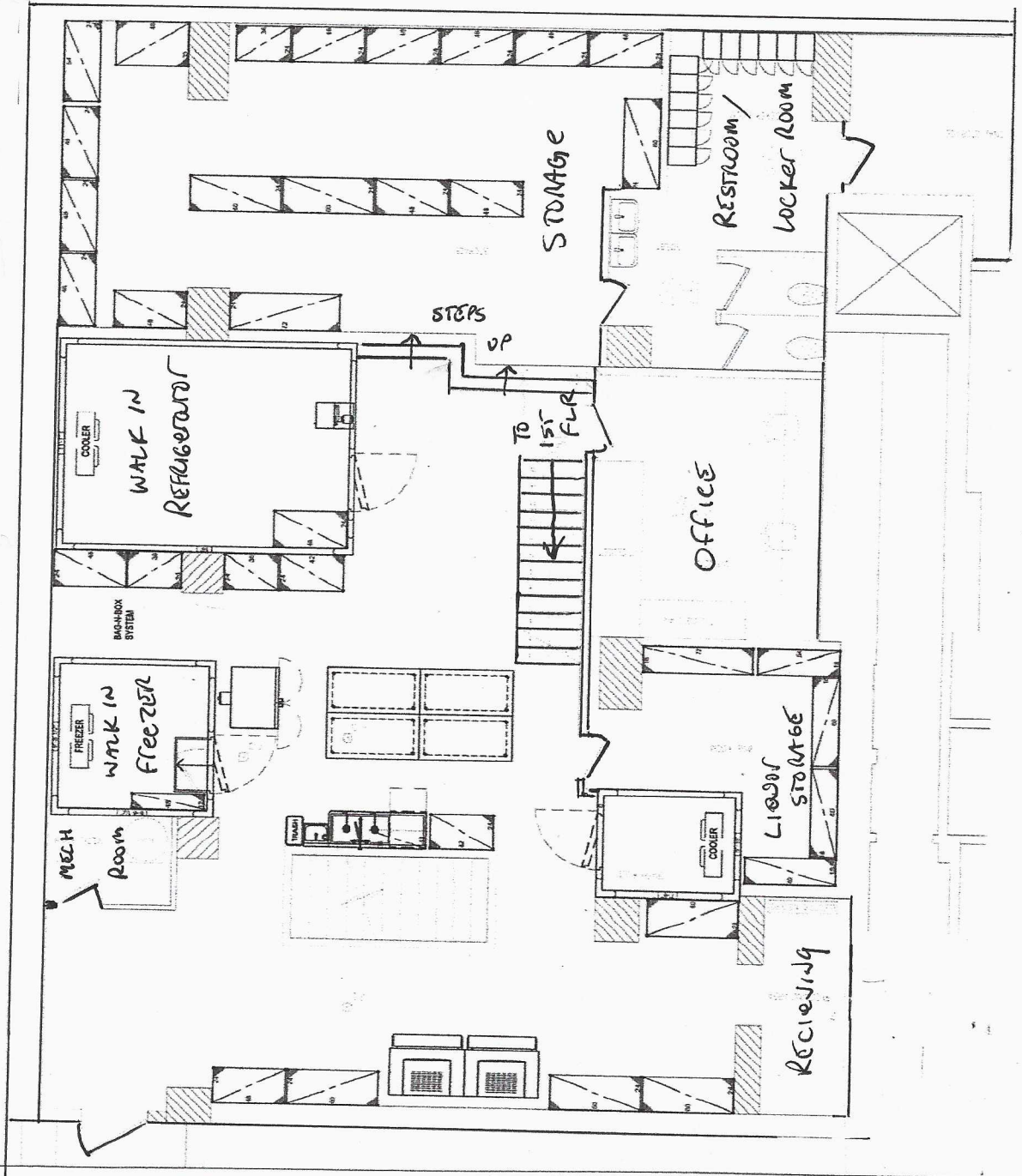
DATE



1st floor

- 22 Tables
- 46 Seats
- 12 Bar Seats

Basement



DINNER

APPETIZERS

SOUP OF THE DAY (check daily specials)	P/A
MARKET VEGETABLE	7
CHICKEN TENDERS w/ cool blue cheese & hot buffalo sauce	10
SMOKY MAC & CHEESE add bacon +1	11
AVOCADO TACOS (3) breaded avocado, cotija cheese, salsa verde, cabbage, lettuce, pico de gallo, & sour cream	14

TURKEY CHILI optional sour cream add smoked gouda +2	9
VEGGIE CHILI optional sour cream add smoked gouda +2	8
CRISPY BRUSSELS SPROUT POPPERS w/ sriracha aioli	11
TRUFFLE PARM FRIES	8
FRENCH FRIES/ SWEET POTATO FRIES	7

PLATES

MARKET PLATE choice of four market vegetables	18
GRILLED MARINATED CHICKEN BREAST served w/ two market vegetables	18
BREADED CHICKEN CUTLET served w/ two market vegetables	19
GRILLED SALMON served w/ two market vegetables	22
SALMON TERIYAKI w/ fresh ginger & scallions, served w/ two market vegetables	23

BRAISED BONELESS SHORT RIBS over creamy roasted corn polenta, topped w/ grilled asparagus & rosemary red wine sauce	26
CITRUS GLAZED MAHI MAHI over wasabi mashed potatoes & sauteed spinach	24
GRILLED MARINATED SKIRT STEAK w/ thick-cut steak fries, arugula & marinated red onion salad & a side of chimichurri sauce	27

WESTVILLE MARKET VEGETABLES

Artichokes w/ parmesan	Green peas w/ bacon & shallots
Asparagus w/ parmesan	Mixed mushrooms w/ leeks & herbs
Beets w/ goat cheese or walnuts	Pesto mashed potatoes
Broccoli w/ garlic	Sweet potato fries
Brussels sprouts w/ honey dijon	Roasted sweet potatoes w/ sour cream & scallions
Cauliflower w/ tahini	Seared tofu w/ teriyaki drizzle
French fries	Zucchini w/ cherry tomatoes & mozzarella
Kale w/ spinach, shallots & pumpkin seeds	Yuca fries w/ chipotle mayo
Garlic mashed potatoes	
Green beans w/ soy glaze	

SANDWICHES

served w/ arugula &
marinated red onion salad
sub fries +1
sub sweet potato fries +2
sub truffle parm fries +3
add cheese +2

BUTTERMILK FRIED CHICKEN avocado, arugula & chipotle mayo on a portuguese muffin	16
GRILLED MARINATED SKIRT STEAK w/ caramelized onions & horseradish mayo on a club roll	17
CRISPY FISH breaded cod w/ classic coleslaw, romaine & homemade tartar sauce on a club roll	16

BURGERS

choice of fries or arugula & marinated red onion salad, served w/ pickle chips
optional lettuce/tomato/onion on request
sub sweet potato fries +1, sub truffle parm fries +2

HAMBURGER 8oz char-grilled angus beef on a portuguese muffin	15	BEYOND BURGER (vegan) 17 vegan smoked gouda, lettuce, tomato, pickles & homemade russian sauce on a vegan bun
CAST IRON TURKEY BURGER fresh ground turkey breast patty on a portuguese muffin	15	ADDITIONS: cheese: cheddar, american, swiss, feta, gouda, mozzarella, blue or goat cheese +2 bacon, caramelized onions, avocado or mushrooms +2
QUINOA ARTICHOKE BURGER (vegan) w/ chopped kale, avocado & homemade coconut sriracha ranch on a vegan bun	15	

HOT DOGS

grilled hot dogs are served solo
(1 hot dog) or special (2 hot dogs w/ a market vegetable or fries or
arugula & marinated red onion salad)
served w/ pickle chips

HEBREW NATIONAL kosher beef	4 / 14	VEGAN soy hot dog	4 / 14
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ADDITIONS:
raw onion, sauerkraut, relish, no add'l charge
chili, cheese, caramelized onions, +.50 each, per
hot dog

A 20% gratuity will be added to parties of six or more

please alert us of any allergies or dietary restrictions. consuming raw or undercooked meats, seafood or eggs may increase risk of foodborne illness.

SALADS

ARUGULA & PARM w/ lemon olive oil dressing	11	TUSCAN GREENS bacon, avocado, fried halloumi cheese, sunflower & pumpkin seeds over radicchio, endive, romaine & kale in lemon caesar dressing	16
KALE raw kale, marinated red onions, blue cheese, dried cranberries, pumpkin seeds, candied walnuts & lemon olive oil	15	GREEK cherry tomatoes, cucumbers, marinated red onions, olives & feta over romaine & mixed greens w/ lemon dill vinaigrette & a grilled baguette w/ herbed goat cheese	15
WESTVILLE COBB grilled chicken, bacon, avocado and blue cheese over romaine & mixed greens w/ balsamic lemon dill vinaigrette	16	ROASTED BBQ CAULIFLOWER SALAD w/ quinoa, farro, cherry tomatoes, roasted corn, cucumbers & marinated red onions over kale, arugula & romaine w/ lemon olive oil dressing	16
CLASSIC CAESAR romaine w/ homemade croutons, parmesan & caesar dressing	11	ADD TO SALADS/SIDES: grilled chicken (full side) 6 breaded chicken cutlet 7 grilled salmon 8 grilled shrimp (5 pcs) 10 quinoa artichoke patty 8 skirt steak 11 seared tofu w/ teriyaki sauce 4 avocado 2	

LUNCH

APPETIZERS

SOUP OF THE DAY (check daily specials)	P/A	VEGGIE CHILI optional sour cream add smoked gouda +2	8
MARKET VEGETABLE	7	TURKEY CHILI optional sour cream add smoked gouda +2	9
CHICKEN TENDERS w/ cool blue cheese & hot buffalo sauce	10	CRISPY BRUSSELS SPROUT POPPERS w/ sriracha aioli	11
SMOKY MAC & CHEESE add bacon +1	11	TRUFFLE PARM FRIES	8
AVOCADO TACOS (2) breaded avocado, cotija cheese, salsa verde, cabbage, lettuce, pico de gallo, & sour cream	9	FRENCH FRIES / SWEET POTATO FRIES	7

SALADS

ARUGULA & PARM w/ lemon olive oil dressing	10	TUSCAN GREENS bacon, avocado, fried halloumi cheese, sunflower & pumpkin seeds over radicchio, endive, romaine & kale w/ lemon caesar dressing	14
KALE raw kale, marinated red onions, blue cheese, dried cranberries, pumpkin seeds, candied walnuts & lemon olive oil dressing	13	GREEK cherry tomatoes, cucumbers, marinated red onions, olives & feta over romaine & mixed greens w/ balsamic lemon dill vinaigrette & a grilled baguette w/ herbed goat cheese	14
WESTVILLE COBB grilled chicken, bacon, avocado and blue cheese over romaine & mixed greens w/ balsamic lemon dill vinaigrette	13	ROASTED BBQ CAULIFLOWER quinoa, farro, cherry tomatoes, roasted corn, cucumbers & marinated red onions over kale, arugula & romaine w/ lemon olive oil dressing	13
CLASSIC CAESAR romaine w/ homemade croutons, parmesan & caesar dressing	12		

WESTVILLE MARKET VEGETABLES

Artichokes w/ parmesan
Asparagus w/ parmesan
Beets w/ goat cheese
or walnuts
Broccoli w/ garlic
Brussels sprouts
w/ honey dijon
Cauliflower w/ tahini
French fries
Kale w/ spinach, shallots
& pumpkin seeds
Garlic mashed potatoes
Green beans w/ soy glaze

Green peas
w/ bacon & shallots
Mixed mushrooms
w/ leeks & herbs
Pesto mashed potatoes
Sweet potato fries
Roasted sweet potatoes
w/ sour cream & scallions
Seared tofu
w/ teriyaki drizzle
Zucchini w/ cherry
tomatoes & mozzarella
Yuca fries
w/ chipotle mayo

ADD to SALADS, PLATES, or BOWLS:

grilled diced chicken (for salad) 4
grilled chicken (full side) 6
breaded chicken cutlet 7
grilled salmon 8
grilled shrimp (5 pcs) 10
quinoa artichoke patty 8
skirt steak 11
seared tofu w/ teriyaki sauce 4
avocado 2

MARKET BOWL

CHOICE OF: 14
GRAIN: Jasmine Rice or
Red Quinoa or Farro
SAUCE: Chimichurri or
Teriyaki or Lemon Tahini
VEGETABLES (2): Artichokes,
Asparagus, Broccoli, Brussels
Sprouts, Cauliflower, Cherry
Tomatoes, Kale, Green Beans,
Green Peas, Mushrooms, or Zucchini

PLATES

MARKET PLATE choice of three market vegetables	13	GRILLED SALMON served w/ two market vegetables	19
GRILLED MARINATED CHICKEN BREAST served w/ two market vegetables	16	GRILLED MARINATED SKIRT STEAK w/ thick-cut steak fries, arugula & marinated red onion salad & a side of chimichurri sauce	25
BREADED CHICKEN CUTLET served w/ two market vegetables	17		

BURGERS

choice of fries or arugula & marinated red onion salad served w/ pickle chips
optional lettuce/tomato/onion, on request
sub sweet potato fries +1, sub truffle parm fries +2

HAMBURGER 8oz char-grilled angus beef on a portuguese muffin	13	BEYOND BURGER (vegan) 16 vegan smoked gouda, lettuce, tomato, pickles & homemade russian sauce on a vegan bun	
CAST IRON TURKEY BURGER fresh ground turkey breast patty on a portuguese muffin	13	ADDITIONS: cheese: cheddar, american, swiss, feta, gouda, mozzarella, blue or goat cheese +2 bacon, caramelized onions, avocado or mushrooms +2	
QUINOA ARTICHOKE BURGER (vegan) w/ chopped kale, avocado & homemade coconut sriracha ranch on a vegan bun	14		

SANDWICHES

<i>served w/ arugula & marinated red onion salad w/ pickle chips</i> sub fries +1 sub sweet potato fries +2 sub truffle parm fries +3 add cheese +2		BUTTERMILK FRIED CHICKEN avocado, arugula & chipotle mayo on a portuguese muffin	15	OLD BAY SHRIMP ROLL 14 old bay seasoned shrimp salad with celery and scallions on a lightly toasted bun	
MARINATED SKIRT STEAK w/ caramelized onions & horseradish mayo on a club roll	15	C.B.L.T. grilled chicken, bacon, lettuce, tomato & chipotle mayo on a club roll add avocado +2	14	GRILLED CHEESE 11 cheddar & gouda blend melted on a grilled portuguese muffin w/ optional tomato or bacon	
CRISPY FISH breaded cod w/ classic coleslaw, romaine & homemade tartar sauce on a club roll	15				
HOT DOGS grilled hot dogs are served solo (1 hot dog) or special (2 hot dogs w/ a market vegetable or fries or arugula and marinated red onion salad) served w/ pickle chips		HEBREW NATIONAL 4 / 12 kosher beef		VEGAN 4 / 12 soy hot dog	

ADDITIONS:
raw onion, sauerkraut, relish, no add'l charge
chili, cheese, caramelized onions, +.50 each, per hot dog

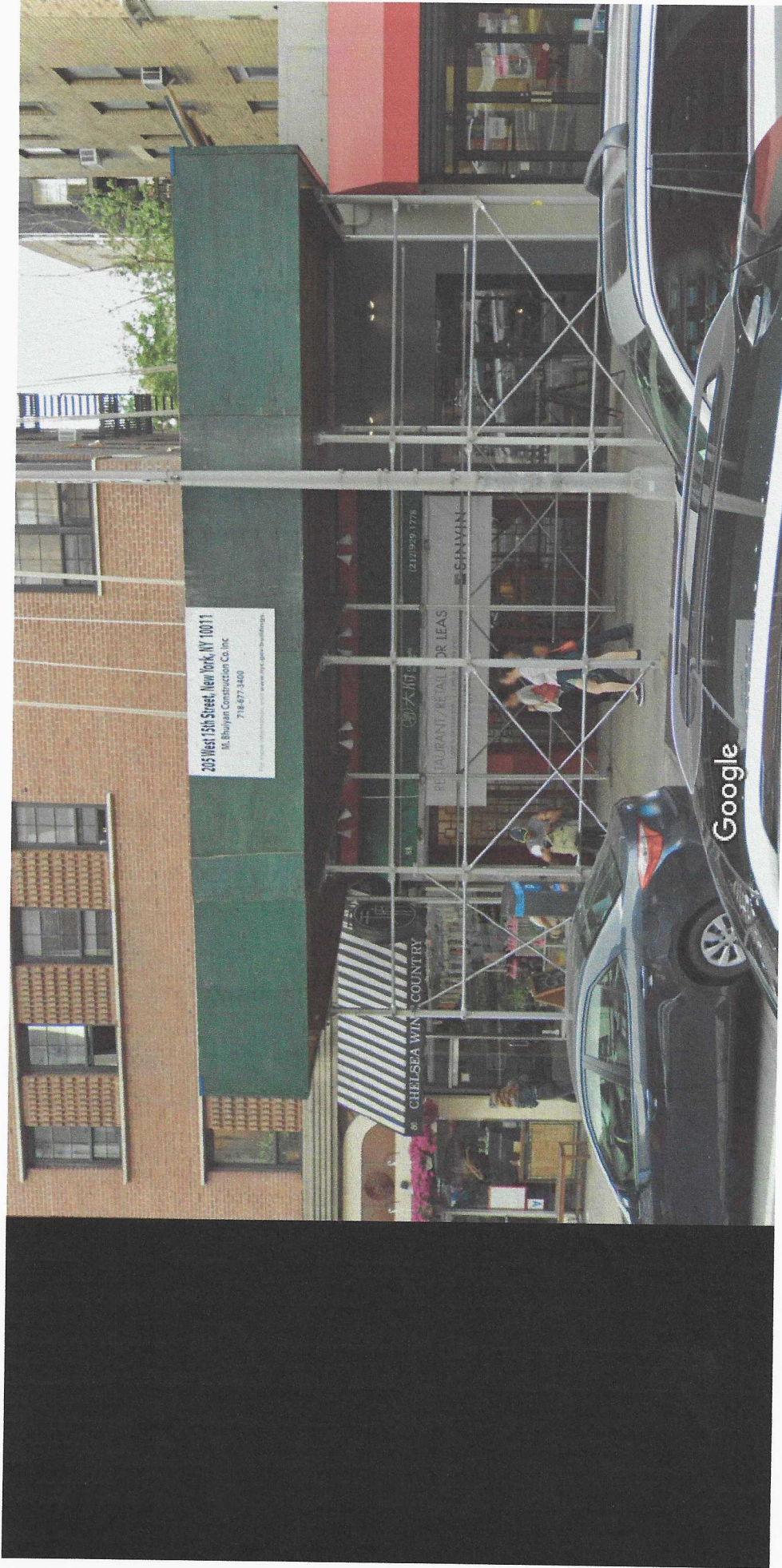


Image capture: Jun 2019 © 2021 Google

New York



Street View

This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Proximity Report For:	
Location	88 7th Ave, New York, New York, 10011
Geocode	Latitude: 40.73966 Longitude: -73.99952
Report Generated On	7/14/2021

8 Closest Liquor Stores		
Name	Address	Distance
CHELSEA WINE COUNTRY INC Ser #: 1196366	86 7TH AVENUE 15TH ST. & 16TH STS. NEW YORK, NY 10011	139 ft
MAHADEV INC Ser #: 1265163	242 W 14TH ST NEW YORK, NY 10011	434 ft
HOME OF CHEERS CORP Ser #: 1272694	188 90 8TH AVE NEW YORK, NY 10011	778 ft
MFR RETAILING LLC Ser #: 1300071	249 W 13TH ST NEW YORK, NY 10011	790 ft
SKM HOLDINGS LLC Ser #: 1280102	185 GREENWICH ST STORE#LL2370 UPPR LEVEL WALL ST NEW YORK, NY 10007	914 ft
WINE GALLERY INC,THE Ser #: 1023576	576 6TH AVENUE NEW YORK, NY 10011	1,103 ft
MANLEYS WINES & SPIRITS INC Ser #: 1023603	35 8TH AVENUE NEW YORK, NY 10014	1,380 ft
CHELSEA WINE CELLAR INC Ser #: 1023564	200 W 21ST STREET NEW YORK, NY 10011	1,384 ft

Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet		
Name	Address	Distance
No Churches within 500 feet		

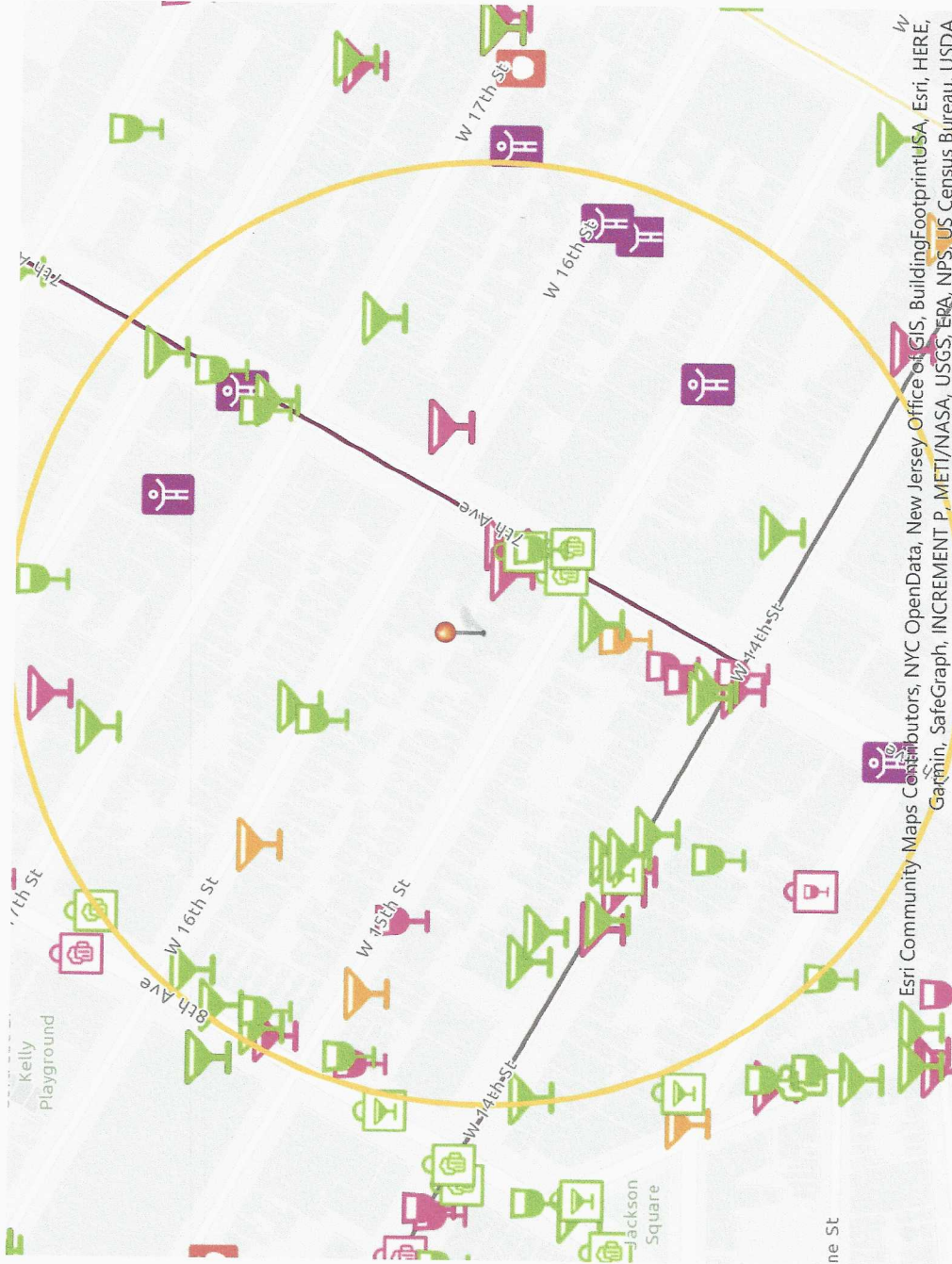
Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance

Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
GREY DOG CHELSEA INC Ser #: 1335306	242 244 W 16TH ST NEW YORK, NY 10011	489 ft
GADFLY LOUNGE LLC Ser #: 1337152	258 W 15TH ST NEW YORK, NY 10011	602 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
DISTRICT 727 INC Ser #: 1314390	72 7TH AVE STORE #2 & BASEMENT NEW YORK, NY 10011	179 ft
DE ARMAS ENTERPRISES CORP Ser #: 1257497	207 W 14TH ST NEW YORK, NY 10011	364 ft
CON & CON CATERERS INC Ser #: 1024866	205 W 14TH STREET NEW YORK, NY 10011	369 ft
232 W 14 RESTAURANT CORP Ser #: 1228729	232 W 14TH ST 7TH & 8TH AVES NEW YORK, NY 10011	415 ft
LA NACIONAL CAFE LLC Ser #: 1294605	239 W 14TH ST 1ST FL NEW YORK, NY 10011	482 ft
CHAMA MAMA LLC Ser #: 1309522	149 W 14TH ST NEW YORK, NY 10011	489 ft
245 WEST 14TH STREET TAVERN CORP Ser #: 1198698	250 W 14TH ST 7TH & 8TH AVE NEW YORK, NY 10011	491 ft
119 7TH AVENUE CAFETERIA LLC Ser #: 1024994	119 121 1/2 7TH AVE NEW YORK, NY 10011	495 ft
HNJ NYC LLC Ser #: 1293706	243 W 14TH ST NEW YORK, NY 10011	524 ft
RUBIN MUSEUM OF ART & RESTAURANT ASSOCIATES LLC Ser #: 1236354	150 W 17TH STREET NEW YORK, NY 10011	526 ft
132 7TH AVE REST LLC Ser #: 1297727	132 7TH AVE NEW YORK, NY 10011	673 ft
GAUTENG LLC Ser #: 1309686	116 8TH AVE A/K/A 260 W 16TH ST NEW YORK, NY 10011	704 ft
TUTTO BENE RESTAURANT INC Ser #: 1024982	108 8TH AVENUE NEW YORK, NY 10011	720 ft
THANA CORP Ser #: 1254501	114 8TH AVE NEW YORK, NY 10011	723 ft
GREEN BROOKLYN LLC, THE Ser #: 1308601	252 W 14TH ST NEW YORK, NY 10011	741 ft



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Hurricane Strauss Inc
d/b/a Westville Chelsea
88 7th Ave
New York, NY 10011

500 Foot Statement

The applicant is an experienced operator in multiple neighborhoods of New York City. Their reputation precedes itself because people know that the food, alcohol, and service at any of their locations will entice their palate, satisfy their hunger, and it will be an enjoyable dining experience.

They are moving into a location that was vacant. The location had been licensed for over ten years by two different entities. They will be providing a new option for people who live and work in the area. When people start returning full-time to the nearby office buildings, they will be excited to see a new place to try out for lunch, dinner or cocktails.

There are multiple subway stations within walking distance to the premise. The #1 is available at both the 14th St and 18th St stations and the A, C, and E trains at West 14th St and 8th Ave. The downtown bus goes past the premise and the West 14th St cross town bus is just blocks away. NYC taxis, Uber, and Lyft can easily get to the location. There is street parking available in addition to a parking garage a block away.

They have not been issued any SLA, Noise or Dept. of Buildings violations at any of their locations.

There will be minimal to no additional noise added to the surrounding community. We will be a neighborhood restaurant like our other locations so most people will not be driving and we don't foresee a major increase in traffic especially considering the fact that our occupancy is 74.

As the city and state recover on several fronts from the pandemic, the applicant will increase city and state tax by increasing revenue from sales, withholding, corporate and personal taxes. The business will create jobs and provide additional economic stimulus to the area which are all benefits to the community.

We will make sure to comply with the Community Board and participate in neighborhood growth.